

**TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
FEBRUARY 19, 2015 – 8:30 AM
CAPITOL AREA DEVELOPMENT AUTHORITY
1522 14th STREET
FIRST FLOOR BOARDROOM
SACRAMENTO, CA**

Members Present

Evan Compton, City of Sacramento, Community Development Department
Leslie Fritzsche (representing Rachel Hazlewood), City of Sacramento,
Economic Development Department
JJ Hurley, Sacramento Metropolitan Air Quality Management District
Jim Martone, Department of General Services, Real Estate Services Division
Chris Pair (representing Traci Canfield), Sacramento Regional Transit District
Wendy Saunders (representing Tom Kigar), Capitol Area Development Authority
Sergeant Steve White (representing Captain Phil Gonzales), California Highway Patrol
Matt Winkler, City of Sacramento, Department of Transportation, Parking Services

Members Absent

Michael Ault, Downtown Sacramento Partnership
Richard Conrad, Department of General Services, Division of the State Architect
Gary Fujii, Department of General Services, Office of Fleet and Asset Management
Katy Jacobsen, City of West Sacramento, Redevelopment Agency

Department of General Services (DGS) and Capitol Area Development Authority (CADA) Staff

Liz Ames, DGS
Cathy Buck, DGS
Marc de la Vergne, CADA
Jane Hershberger, DGS
Todd Leon, CADA
Pella McCormick, DGS

Visitors

Dennis Bylo
Paul Philley, Sacramento Metropolitan Air Quality Management District
Cordelia Valdez, California Highway Patrol

Jim Martone, Chair of the Technical Advisory Committee, called the meeting to order at 8:35 a.m.

1. Approval of Minutes

The minutes of the January 9, 2014, meeting were approved as written.

2. Information Items

a. CADA 2014 Annual Report

Wendy Saunders, Capitol Area Development Authority

Wendy Saunders gave a presentation on CADA's 2014 Year End Report and distributed a draft version of the report. Ms. Saunders recalled highlights of the previous year, including the boom in residential construction in the area. CADA had close to 400 housing units completed or under construction in the past year, which is contributing to the transformation of both the 16th Street and R Street areas. The past year also saw the launching of Phase II of the R Street Streetscape project as well as the Capitol Box Art Project, which resulted in covering 29 utility boxes with original local art. While there have been many positive advances over the past year, some concern has also been expressed regarding the rising residential rental rates in downtown and midtown. CADA, however, is pleased to be able to offer housing opportunities for a mix of household types at a wide variety of income levels, with the number of affordable units they offer greatly exceeding the statutory mandate.

3. Old Business

a. DGS Projects Update

*Pella McCormick, Department of General Services,
Real Estate Services Division*

450 N Street: Pella McCormick conveyed that while DGS currently has no large capital outlay projects underway, there are projects planned in the coming months to refresh and repair the 450 N Street building.

Architectural Barrier Removal: DGS is also currently addressing architectural barrier removal in DGS-controlled buildings and will begin upgrades this year to meet the Americans with Disabilities Act within these buildings.

Long-Range Planning Study: A long-range planning study is currently being completed by a consultant to DGS to give the state a comprehensive review and assessment of its property portfolio. The results of the study will be used to guide the state in understanding the needs in the respective buildings, now and into the future, which will allow for the state's optimum utilization of available funds.

State Capitol: Ms. McCormick also shared that there are ongoing projects at the State Capitol building that are focused on energy efficiency.

Leslie Fritzsche asked about the timing of the results of the long-range planning study; Ms. McCormick responded that they should be complete by June 2015

Dennis Bylo requested an update on the West End Office Complex project. Mr. Bylo was advised that the project has been cancelled and the legislation that authorized the project has been rescinded.

b. CADA Housing Update

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| ▫ <i>The WAL</i> | ▫ <i>Legado de Ravel</i> |
| ▫ <i>Rochdale Building</i> | ▫ <i>16 Powerhouse</i> |
| ▫ <i>Ice Blocks</i> | ▫ <i>EVIVA MIDTOWN</i> |
| ▫ <i>R Street Streetscape</i> | ▫ <i>Roosevelt Park</i> |
- Todd Leon, Wendy Saunders, and Marc de la Vergne*
Capitol Area Development Authority

Warehouse Artists Lofts (the WAL): Todd Leon reported that the residential portion of this development is now complete and 85 percent of the units are leased and occupied. The commercial space in the building is fully leased and tenant improvements are underway.

Rochdale Building: While construction to transform this building at the corner of 11th and R Streets, formerly known as the Building and Grounds building, has encountered some delays, completion is anticipated for summer 2015. The project includes creating a ground floor space to house a restaurant and improving the two floors above for office space.

Ice Blocks: Although not a CADA project, this development located on either side of R Street between 16th and 18th Streets, will be an important addition to the area. Improvements will include 100,000 square feet (SF) of commercial space and 145 units of market-rate housing.

R Street Streetscape: Phase II of this project that includes an area from 16th to 18th Streets is underway and is anticipated to be complete by summer 2015. The design includes creating an area on the south side of the street to allow for the creation of a plaza area, which could be closed off with bollards to allow for special events.

Phase III of the R Street Streetscape project has received its environmental clearance and design is underway for this portion of improvements that includes the area from 13th to 16th Streets. An application for grant funds will follow to the Sacramento Area Council of Governments to assist with financing the project, with construction expected during 2016 and 2017.

Legado de Ravel: This market-rate residential development, constructed between 2011 and 2013, includes 84 units that are now fully leased. The project also includes 13,000 SF of ground floor retail that is partially occupied, with tenant improvements currently underway in the balance of the commercial space.

16 Powerhouse: D & S Development is constructing this for-lease, market-rate condominium project of 50 units that overlooks Fremont Park at 16th and P Streets. The developer is focused on leasing to clientele seeking a luxury housing experience, offering spacious units, tall windows, and high ceilings. Ground floor retail tenant improvements are currently underway and should be ready to open in May 2015, at the same time the residential units will be ready for occupancy. Ms. Saunders also mentioned that 16 Powerhouse is the first development in Sacramento to utilize mechanical lifts to enhance the parking accommodations at the site.

EVIVA MIDTOWN: Formerly known as The Warren, this development that is located at the corner of 16th and N Streets will include 118 market-rate apartments and 5,200 SF of ground floor retail space. Construction began last spring when the buildings on the site were demolished and soil cleanup was undertaken. The contractor hired to manufacture the modular units, however, was unable to provide the required bonding, and the project was delayed. An alternate modular unit manufacturer located in Idaho was ultimately selected and work has now resumed on the site. When the project opens in 2016 it will be the first residential project in the City of Sacramento erected using modular construction. Due to a budget gap, the developer has requested that CADA provide its subsidy over a 10-year period of time versus the originally agreed-upon 20-year timeframe. The developer's request will be presented for review to the CADA board of directors in March 2015.

Roosevelt Park: Marc de la Vergne reported that Steve Hansen, City of Sacramento councilmember, completed a needs assessment and developed a conceptual plan for the park. CADA subsequently hired a consultant to provide a plan to enhance the park and, once complete, CADA will pursue a funding plan for the recommended upgrades. Improvements to the park, which would likely take up to approximately three years to complete, may include providing a more suitable surface for the area that supports the Farmer's Market and replacement of old shrubbery.

4. Public Comment

Dennis Bylo inquired if there was any information that could be shared about the future of the section of O Street between 12th and 13th Streets that is currently used for surface parking and if there was any movement to transition the area into a plaza. He also requested an update on a master plan for O Street. Mr. de la Vergne responded that CADA has identified a modest budget to hire a consultant to lead the development of a conceptual plan for O Street. The timing of this effort, however, has not yet been determined.

With no further business, the meeting was adjourned at 9:24 a.m.